

FOR LEASE

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***30 Echo Lake Road
Watertown, CT 06795***



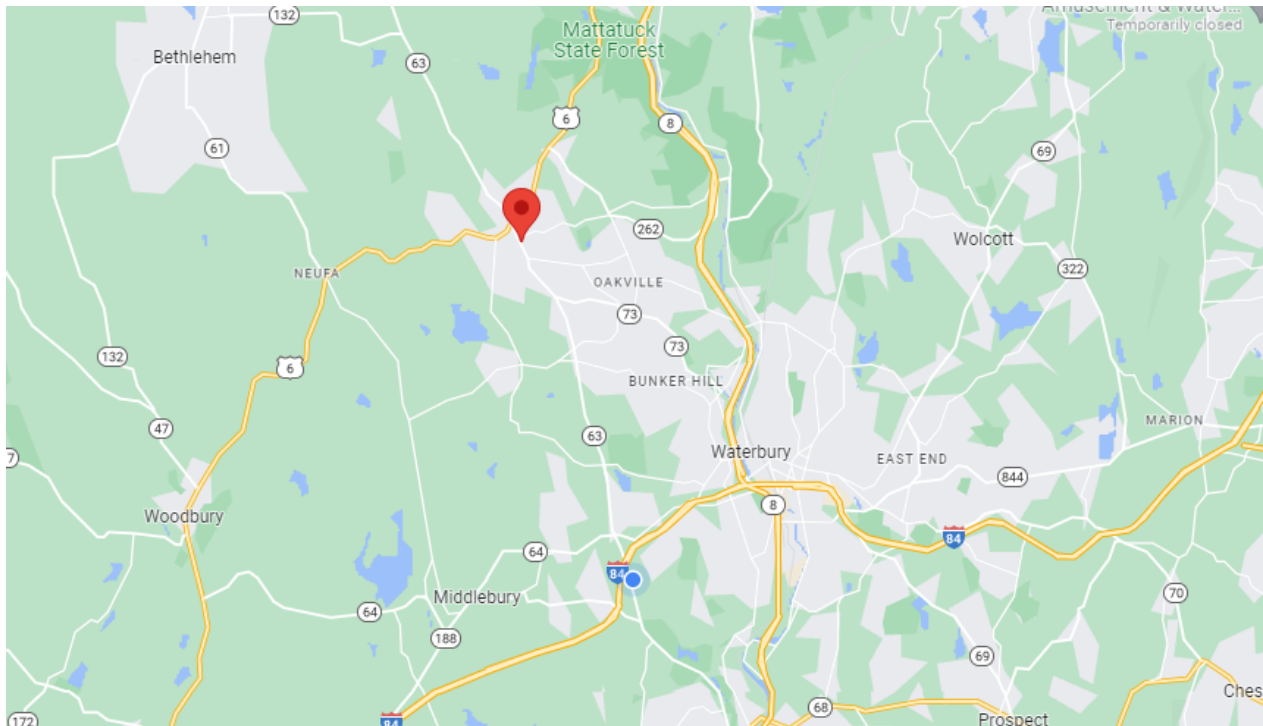
Various Industrial & Office Suites Available
Great Central Location Minutes to Route 8
Very Economical Options with Loading Docks
Rents are Inclusive of Heat & Electricity for Some Spaces
Great Opportunity to Open a Retail, Gym or Small Manufacturing Shop
Lease Spaces Starting at \$286.00 monthly

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM

PROPERTY ADDRESS	30 Echo Lake Rd
CITY, STATE	Watertown, CT 06795

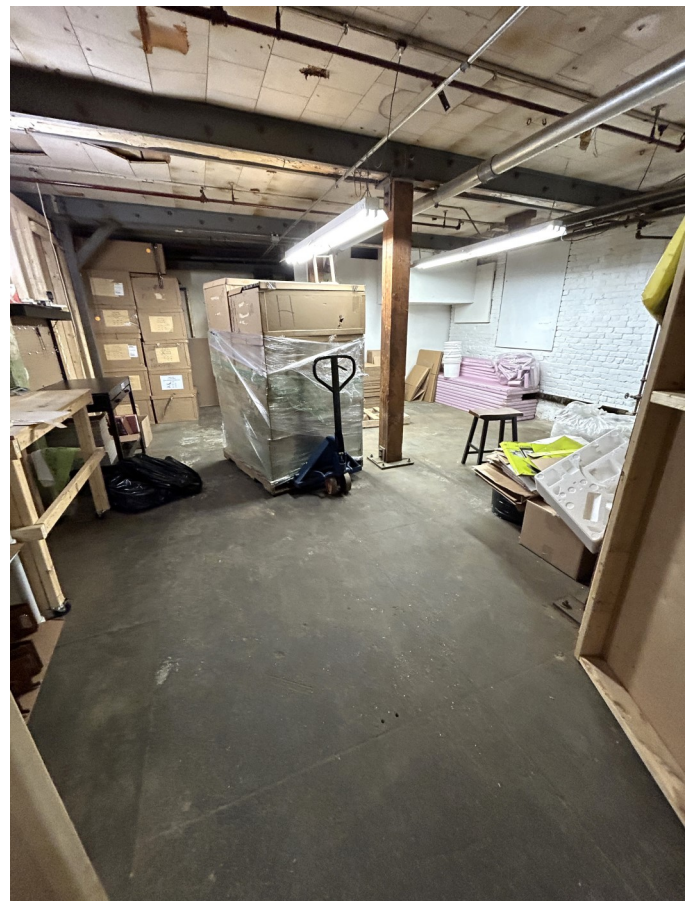
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	99,838 +/-	Air Conditioning	
Number of floors	2	Sprinkler / Type	Wet
Avail S/F	20,680 +/-	Type of Heat	Natural Gas/ Eversource
Office space		OTHER	
		Acres	
Ext. Construction		Zoning	
Ceiling Height		Parking	Ample
Roof	Asphalt	State Route / Distance To...	
Date Built	1900	TAXES	
		Assessment	
		Mill Rate	
		Taxes	
		TERMS	
		Lease Rate Starting at	\$286.00/monthly
UTILITIES			
Sewer	City		
Water	City		
Gas / Oil	Gas/ FA		
Electrical			



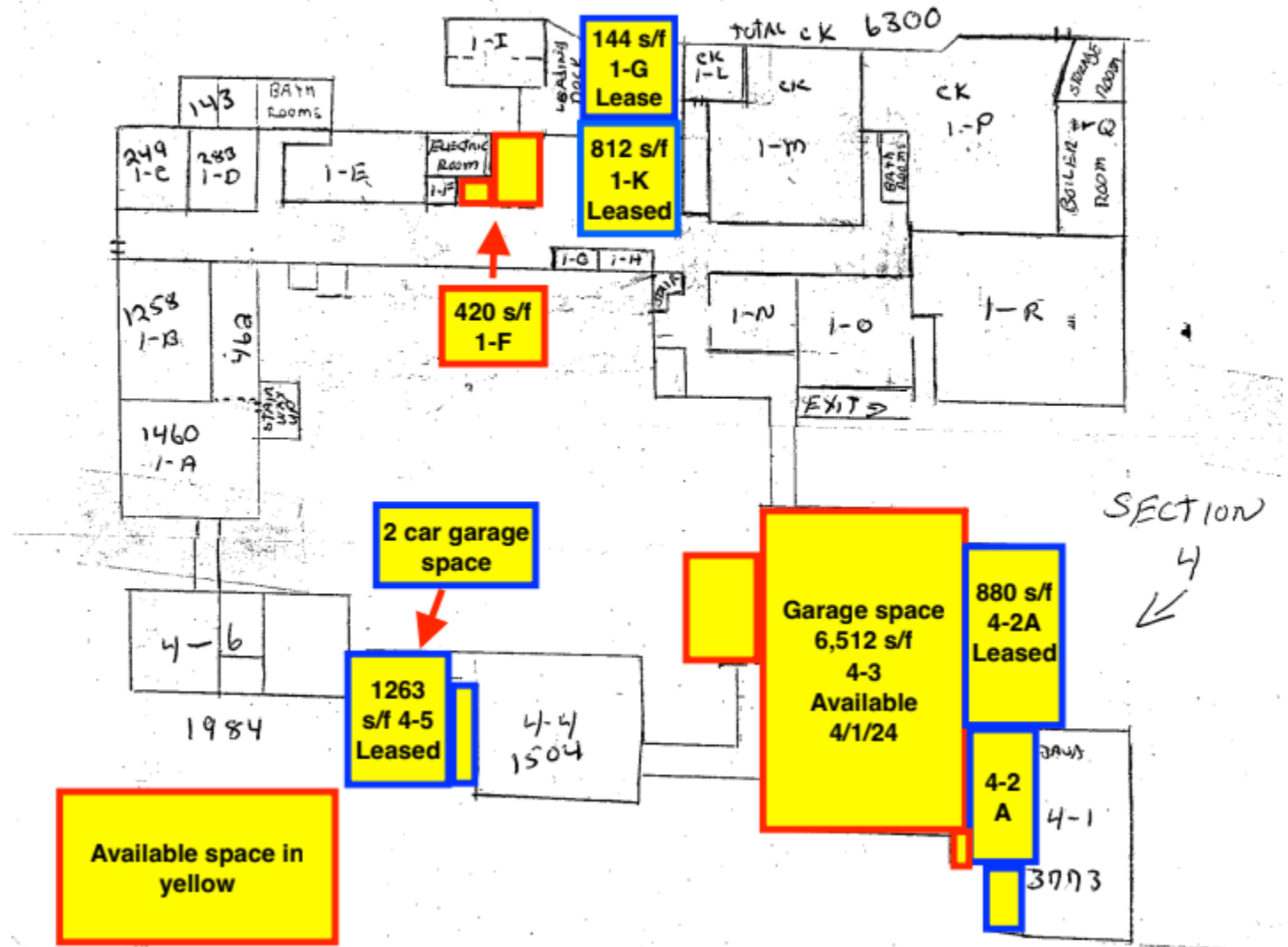
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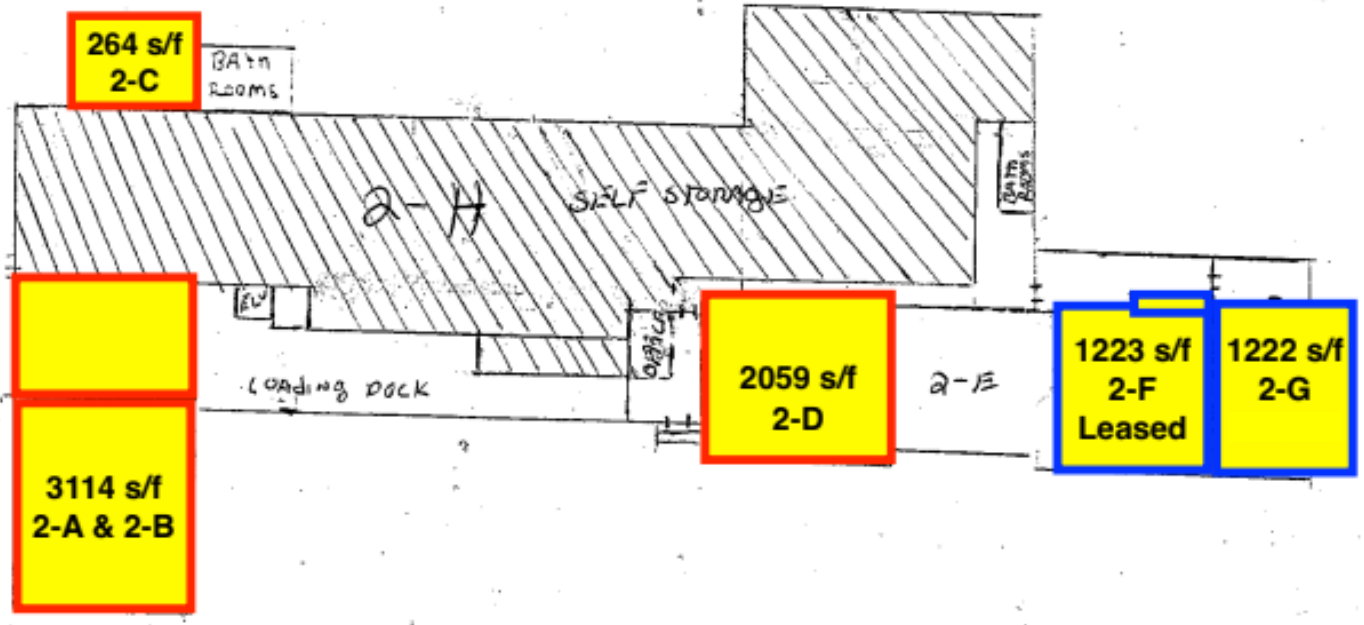




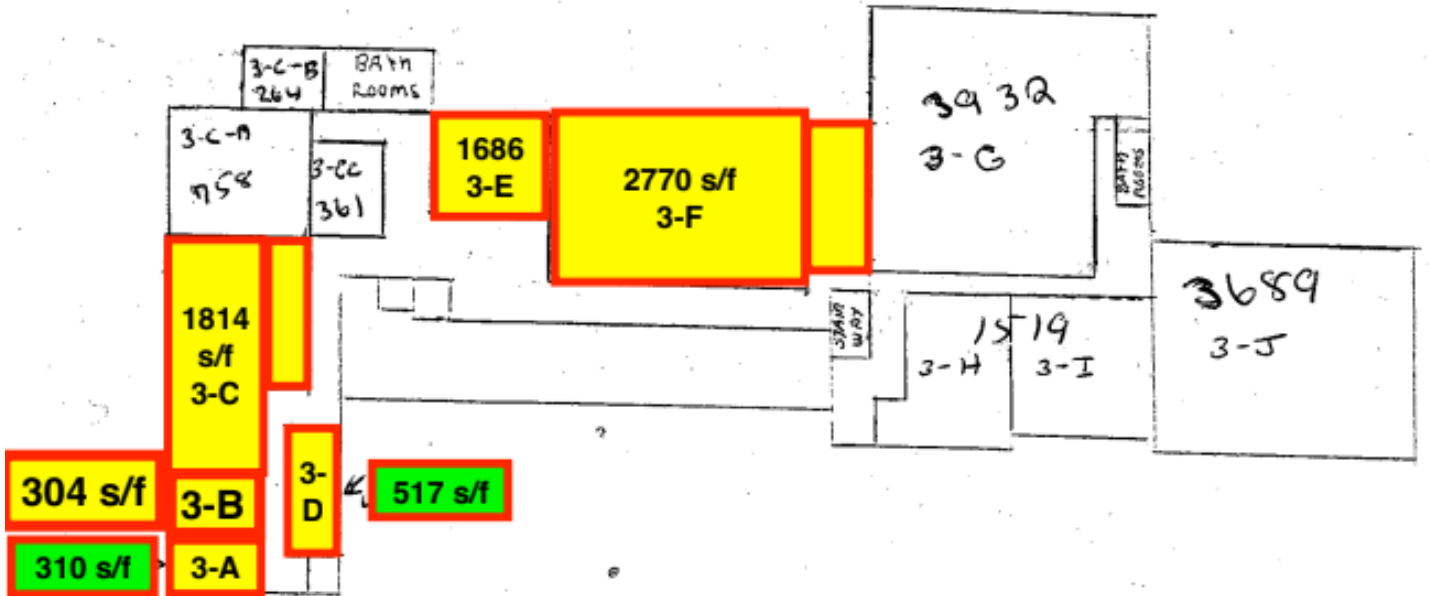
1ST FLOOR



2nd FLOOR



3rd Floor



30 Echo Lake Road Watertown					
Floor	Suite #	Description	Square Footage	Asking Price	Vacant / Leased
Basement	1-K	Workshop space	812 +/- s/f	\$13.00 / psf	
Basement	1-G	Office Space	144 +/- s/f	\$13.00 / psf	
Basement	4-2A	Storage space w acces to garage	880 +/- s/f	\$13.00 / psf	Leased
Basement	4-5	2 Car garage space	1,263 +/- s/f	\$13.00 / psf	Leased
Basement	4-3	Car garage / warehouse w/ drive in door	6,512 +/- s/f	\$13.00 / psf	Leased
Basement	1-F	Workshop space w acces to alley dock	420 +/- s/f	\$13.00 / psf	
Main Level	2-A / 2-B	Workshop / gym / storage / warehouse	3,144 +/- s/f	\$13.00 / psf	
Main Level	2-C	Warehouse / storage	264 +/- s/f	\$13.00 / psf	
Main Level	2-D	Office / storage with alley dock	2,059 +/- s/f	\$13.00 / psf	
Main Level	2-F	Office / storage / workshop	1,223 +/- s/f	\$13.00 / psf	Leased
Main Level	2-G	Office space	1,222 +/- s/f	\$13.00 / psf	
Second Floor	3-A	Office space	310 +/- s/f	\$13.00 / psf	Leased
Second Floor	3-B	Office space	304 +/- s/f	\$13.00 / psf	Leased
Second Floor	3-C	Office / warehouse / storage / gym	1,814 +/- s/f	\$13.00 / psf	
Second Floor	3-D	Warehouse / Storage	517 +/- s/f	\$13.00 / psf	
Second Floor	3-E	Gym / karate / yoga studio	1,686 +/- s/f	\$13.00 / psf	
Second Floor	3-F	Office / escape room / yoga studio	2,770 +/- s/f	\$13.00 / psf	